

# **Land Offering**

# Pintura – 100 Acre Parcel T40S R13W Section 11

100 ± Acres

Pintura, Washington County, Utah



### **LOCATION & PROPERTY DESCRIPTION**

#### **LOCATION**

This 100 Acre parcel sits within close proximity to I-15 just off Exit 31 in the town of Pintura, UT. Access is obtained off Old Highway 91. (Please see Exhibit A).

#### **DESCRIPTION**

A legal description for this parcel has not yet been written. The subject lands are approximately 100 acres. The awarded RFP applicant will need to deliver a legal description for the transaction.

#### **ENTITLEMENTS**

There is no recorded zoning for this parcel. The parcel sits within the township of Pintura

#### **UTILITIES**

Developer is to research and verify actual locations/availability of utilities.

#### **IMPROVEMENTS**

Old Highway 91 runs from north to south through the west potion of the property this section of the highway is a dirt road.

#### PROPERTY CONDITION

This parcel sits in an ungraded in a natural, raw condition. Four known existing easements of record are running through the parcel: ESMT 482 (Issued to PacifiCorp for a electrical power distribution line); ESMT 610 (issued to PacifiCorp for a powerline to a telecommunications site); and ESMT 960 (issued to US West Communications for Telephone Lines). There is a 0.26-acre Surface Use Lease recorded within the parcel, SULA 1258 (issued to Inside Towers LLC for a telecommunications site). Please see Exhibit B.

#### OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- · Term of property inspection period
- Term of closing

Additional pages may be necessary.

## Pintura 100 Acre Parcel -Proposal Details

Pintura – 100 Acre Parcel

SUBMIT SEALED PROPOSALS TO: SITLA

ATTN: Gregg McArthur

**ADDRESS:** 1593 East Grapevine Crossing

Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: November 30, 2021

**ANTICIPATED BOARD APPROVAL:** February, 2021

**FURTHER INFORMATION:** Gregg McArthur

At above address (435) 522-7411

SITLA reserves the right to reject any or all proposals

### **Information for Respondents**

### **Proposals**

Development Proposals: SITLA requests Development proposals for an approximate 100 Acre Parcel in the Pintura area and is located within T40S R13W Section 11. The Trust may enter into negotiations with one or more parties submitting proposals or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words "Pintura 100 Acre +/- Acres". Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

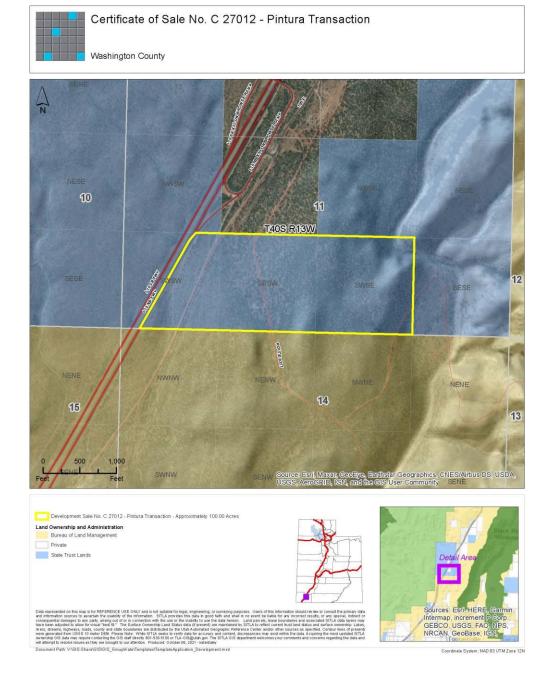
- 1-) <u>Development Lease</u>. Trust Lands Administration's contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) <u>Direct Sale</u>. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.

Proposal Form						
-	SITLA, Attn: Gregg McArthur 1593 Grapevine Crossing Washington, UT 84780					
Date:						
Business Name:						
Respondent Name:						
Title:						
Business Address:						
Telephone:						
Email Address:						
Signature(s)						

		Devel	opment Lea	ase		-	
	Total	Minimum		SITLA		Home share participation	
		-		_	SITLA Revenue		
Res Low density							
Res Medium density							
Res High density							
Commercial (price per sf)							
Industrial (price per sf)							
Development Costs							
	Total:						
Total Offer Price:							
Special Terms/Conditions:							

Submitters may use the table above, or their own form if more details are needed

# Exhibit A



# Exhibit B

